Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
First Bank Attn: Robert Sebastian, VP/Corporate Real Estate Manager 615 Memorial Boulevard Murfreesboro, Tennessee 37129	Same	117-14-0-099.00 117-14-0.100.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (apc) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **2121 ABBOTT MARTIN PARTNERS**, a Tennessee general partnership, its successors and assigns ("Grantor"), has bargained and sold, and hereby transfer, warrant and convey to **FIRST BANK**, a Tennessee state banking corporation, its successors and assigns ("Grantee"), certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference, together with any and all fixtures and improvements thereon and any and all easements and appurtenances thereunto belonging (collectively, the "Property").

This is improved property located at 2121 and 2123 Abbott Martin Road, Nashville, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120049679 DEEDWARRSP
Recvd: 07/05/12 15:52 5 pgs
Fees:28.00 Taxes:13412.50
20120705-0059241

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,625,000.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2012.

Notary Public
My Commission Expires: 3-8-16

KAREN E. RISNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

7/2886628.2
010098-306 06/15/12

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real Estate Taxes for the year 2012, not yet due and payable, which have been prorated between the parties and paid at Closing.

2. Matters shown on the Plan of record in Plat Book 1130, Page 32, Register's Office for Davidson County, Tennessee.

3. Assignment and Assumption of Lease Agreements of record in Instrument No. 20001213-0122771, said Register's Office.

4. Unrecorded Lease Agreement dated October 25, 1972, between Dan W. Wilson and wife, Martha V. Wilson, as Lessor and Nashville City Bank & Trust Company, as Lessee, subject to unrecorded Termination of Leases agreement between 2121 Abbott Martin Partners and U.S. Bank National Association, dated as of May 31, 2012.

5. Unrecorded Lease Agreement dated October 25, 1972, between W. H. Criswell Co., Inc., as Lessor, and Nashville City Bank & Trust Company, as Lessee, subject to unrecorded Termination of Leases agreement between 2121 Abbott Martin Partners and U.S. Bank National Association, dated as of May 31, 2012.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

Executed as of this 8th day of ~~June~~ July, 2012.

2121 ABBOTT MARTIN PARTNERS, a Tennessee general partnership

By: BPI 2121 Abbott Martin Partners, a Tennessee general partnership, Managing Partner

By: _____
David P. Crabtree,
Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jan Bachus, the undersigned, a Notary Public in and for said County and State, David P. Crabtree, Managing Partner of the BPI 2121 Abbott Martin Partners, a Tennessee general partnership, which is the Managing Partner of 2121 Abbott Martin Partners, a Tennessee general partnership, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 14 day of June, 2012.

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

_____
Notary Public
My Commission Expires: 1.7.2013

EXHIBIT "A"

Legal Description

2121 Abbott Martin:

A parcel of land in the Twenty-Fifth Councilmanic District of Metropolitan Nashville, Davidson County, said parcel being Lot 6 as shown on the Final Plat entitled "Waters Subdivision" of record in Plat Book 1130, Page 32, Register's Office of Davidson County, Tennessee (R.O.D.C., TN). Said parcel is bounded on the north by Abbott Martin Road (60' Right-of-way), on the east by Abbott Martin Real Estate Partners I, of record in Instrument No. 20040427-0047731 and being Lot 5 of record in Plat Book 1130, Page 32 (R.O.D.C., TN), on the south by Bandywood Fashion Square, LLC of record in Deed Book 9670, Page 633, and being Lots 25-29 in Plat Book 1130, Page 68, and on the west by James S. Lattimore, Jr. and Robert A. Butler, of record in Instrument No. 20030924-0144876, and being Lot 7 of record in Plat Book 1130, Page 32 (R.O.D.C., TN), and being more particularly described as follows:

Beginning at an iron rod (old) in the southerly right-of-way of said Abbott Martin Road, and said rod being the northwest corner of said Abbott Martin Real Estate Partners I, and the northeast corner of the subject tract; thence, with the westerly property line of said Abbott Martin Real Estate Partners I, south 02 deg 18 min 59 sec West, 195.14 feet to a P.K. nail (old), said nail being the southwest corner of said Abbott Martin Real Estate Partners I, the southeast corner of the subject tract, and being a point in the north line of Bandywood Fashion Square, LLC,; thence, with the north property line of said Bandywood Fashion Square, LLC, north 88 deg 11 min 36 sec West 60.10 feet to a P.K. nail (new), said nail being the southwest corner of the subject tract and the southeast corner of James S. Lattimore, Jr. and Robert A. Butler; thence, with said Lattimore and Butler's east property line, north 02 deg 20 min 21 sec, 195.34 feet to an iron rod (new) in the southerly right-of-way of said Abbott Martin Road, said rod being the northeast corner of said Lattimore and Butler, and the northwest corner of the subject tract; thence, with the southerly right-of-way of said Abbott Martin Road south 88 deg 00 min 00 sec East 60.02 feet to the point of beginning, and containing 11,725 square feet or 0.269 acres more or less as calculated by the above courses and distance, according to the survey of Ragan Smith Associates, Inc., David A. Johnson, R.L.S. No. 1352, 315 Woodland Street, Nashville, TN 37206 dated March 21, 2007.

Being the same property conveyed to 2121 Abbott Martin Partners, a Tennessee general partnership by deed from Sherril Beasley, Trustee of the Sherril Beasley Living Trust of record in Instrument No. 20070425-0049564 Register's Office for Davidson County, Tennessee.

2123 Abbott Martin:

A parcel of land in the Twenty-fifth Councilmanic District of Metropolitan Nashville, Davidson County, said parcel being lot 7 as shown on the final plat entitled "Water's Subdivision" of record in Plat Book 1130, Page 32, Register's Office of Davidson County, Tennessee (R.O.D.C., TN). Said parcel is bounded on the north by Abbott Martin Road (60' right-of-way), on the east by Sherril Hensley, of record in Deed Book 8441, Page 386, and being Lot 6 of record in Plat Book 1130, Page 32, (R.O.D.C., TN), on the south by Bandywood Fashion Square, LLC of record in Deed Book 9670, Page 633, and being Lots 25-29 in Plat Book 1130, Page 68, and on the west by Suzanne Hall Ingram and Helen H. Foy, of record in

Instrument Number 20040812-0097409, and being Lot 8 of record in Plat Book 1130, Page 32, (R.O.D.C., TN), and being more particularly described as follows:

Beginning at an iron rod (old) in the southerly right-of-way of said Abbott Martin Road, and said rod being the northeast corner of said Ingram & Foy property, and the northwest corner of the subject tract; thence,

With the southerly right-of-way of said Abbott Martin Road, south 88 degrees 00 minutes 00 seconds east, 60.02 feet to an iron rod (old), said rod being the northwest corner of said Hensley property, and the northeast corner of the subject tract; thence,

With the west property line of said Hensley property south 02 degrees 20 minutes 21 seconds west, 195.34 feet to a p.k. nail (old), said nail being the southwest corner of said Hensley property, and the southeast corner of the subject tract, and being a point in the north line of Bandywood Fashion Square, LLC; thence,

With the north property line of said Bandywood Fashion Square, LLC, north 88 degrees 11 minutes 36 seconds west 60.10 feet to a p.k. nail (old), said nail being the southwest corner of the subject tract and the southeast corner of said Ingram & Foy property; thence,

With said Ingram & Foy's east property line, north 02 degrees 21 minutes 43 seconds, east 195.54 feet to the point of beginning, and containing 11,737 square feet or 0.27 acres, more or less. .

Being the same property conveyed to Seller by deed from LATTIMORE, JR., AND ROBERT A. BUTLER, CO-TRUSTEES OF THE NIP PROPERTIES TRUST AGREEMENT DATED AUGUST 25, 2003, of record as Instrument No. 20071026-0126899, dated October 26, 2007, Register's Office for Davidson County, Tennessee.